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File #: 19-1012 Name: Martin Marietta Amortization
 Type: Resolution Status: Regular Agenda
 In control: City Council Regular Meeting
 On agenda: 12/3/2019 Final action:

Title: Consider/Discuss/Act on a Resolution Requesting the Board of Adjustment of the City of McKinney Consider Amortization of a Nonconforming Concrete Batch Plant Use (TXI Operations LP / Martin Marietta Redi-Mix), Located at 2005 South McDonald Street and the Establishment of a Compliance Date in Conformance with Section 146-40 of the Zoning Ordinance (Nonconforming Uses and Nonconforming Structures)

Attachments: 1. [Proposed Resolution](#), 2. [Location Map](#), 3. [Comprehensive Noise Analysis Report](#), 4. [Notice of Violation \(Noise\)](#), 5. [Police Reports \(Noise\)](#), 6. [TCEQ Report April 2018](#), 7. [TCEQ Report February 2019](#), 8. [TCEQ Report April 2019](#), 9. [TCEQ NOE and Report July 2019](#)

History (0) Text

Title

Consider/Discuss/Act on a Resolution Requesting the Board of Adjustment of the City of McKinney Consider Amortization of a Nonconforming Concrete Batch Plant Use (TXI Operations LP / Martin Marietta Redi-Mix), Located at 2005 South McDonald Street and the Establishment of a Compliance Date in Conformance with Section 146-40 of the Zoning Ordinance (Nonconforming Uses and Nonconforming Structures)

Summary

COUNCIL GOAL: Direction for Strategic and Economic Growth
 (1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: December 3, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
 Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

* Approval of the Resolution.

ITEM SUMMARY:

* The proposed Resolution formally requests that the Board of Adjustment for the City of McKinney consider the amortization of a nonconforming concrete batch plant use (TXI Operation LP / Martin Marietta Redi-Mix) located at 2005 South McDonald Street ("Subject Property"), and the establishment of a compliance date.

* With the adoption of the ONE McKinney 2040 Comprehensive Plan, the completion of the SH 121 corridor, and the reconfiguration of the interchange of US 75 and Spur 399/SH5 in the mid-2000's, the area in and around the subject property has become a principal gateway and "front door" to the City and specifically, McKinney's Historic Downtown.

* Much of the growth and development that has occurred in this area over the last 15 years has been of a suburban nature, which is in contrast to the heavy industrial nature of the concrete batch plant use on the subject property.

* On April 16, 2019, the City Council approved a city-initiated rezoning of the subject property to the RO - Regional Office District which primarily allows the development office uses. This rezoning action better a...

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